

Know all Men by these Presents,

That ELIAS A. JOSEPH, of Waterville, County of Kennebec and State of Maine,

24167

in consideration of ONE (\$1.00) DOLLAR and other valuable considerations

paid by WATERVILLE WINDOW CO., INC., of Winslow, County of Kennebec and State of Maine,

whose mailing address is Lithgow Street, Winslow, Maine 04901

TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said WATERVILLE WINDOW CO., INC., its successors

heirs and assigns forever,

PARCEL 1:

A certain lot or parcel of land with the buildings thereon, situated in said Waterville, and described as follows:

Beginning at the intersection of the northerly line of Oak Street with the westerly line of College Avenue, thence northerly along said westerly line of College Avenue, 69 feet, more or less, to a point, thence westerly along southerly line of the land now or formerly occupied by the Mulhollands, 174 feet to a point, which point is 33 feet westerly along said north boundary from the westerly end of present brick building; thence southerly 84.5 feet to the northerly line of Oak Street, thence easterly along said northerly line of Oak Street 168.5 feet to the point of beginning, meaning and intending to convey a lot of land with frontage of 69 feet on College Avenue and 168.5 frontage on Oak Street.

Being the same premises conveyed to Elias A. Joseph by Deed from Pineland Oil Co., Inc. dated May 1, 1946 and recorded in the Kennebec County Registry of Deeds in Book 836, Page 371.

Subject, however, to a Notice and Taking by the State of Maine dated February 27, 1963 and recorded in said Registry in Book 1292, Page 355 to the extent it affects the premises herein conveyed.

PARCEL 2:

A certain lot or parcel of land, with the buildings thereon, located on the northerly side of Oak Street in said Waterville, bounded and described as follows, to wit:-

Beginning at an iron pin marking the southwesterly corner of land now or formerly of Elias Joseph and running thence westerly on Oak Street thirty-one (31) feet to an iron pin; thence northerly one hundred fifty (150) feet to an iron pin in the southerly line of the property now or formerly of George E. Shores; thence easterly in the southerly line of the said Shores property forty-five and three tenths (45.3) feet to an iron pin marking the northwesterly corner of the property now or formerly of Mulholland; thence southerly sixty-four and five tenths (64.5) feet to an iron pin marking the southwesterly corner of the said Mulholland property; thence easterly in the southerly line of said Mulholland property six (6) feet to an iron pin marking the northwesterly corner of the said Joseph property; thence southerly eighty-four and five tenths (84.5) feet to the point of beginning; as shown on a plan of lots owned by the Pineland Oil Company surveyed by C. H. Crane, C.E., June

(continued on reverse side)

1, 1946.

Being the same premises conveyed to Elias A. Joseph by Deed from Joseph Cloutier and Merilda Cloutier dated November 15, 1965 and recorded in the Kennebec County Registry in Book 1401, Page 490.

Subject, however, to an easement given to Joseph Cloutier dated April 12, 1973, recorded in the Kennebec County Registry of Deeds in Book 1631, Page 154.

PARCEL 3:

Also another certain lot or parcel of land situate in Waterville, lying westerly of College Avenue and bounded and described as follows:

Beginning at an iron pin at the southwest corner of land conveyed by Sadie Blaisdell to Edward J. Mulholland April 18, 1909, recorded in Kennebec Registry of Deeds, Book 485, Page 307; thence in the westerly line of said land and the easterly line of land formerly of Maria Cratty sixty-four (64) feet, five and one-half ($5\frac{1}{2}$) inches to an iron pin set into the ground marking the north-westerly corner of said Blaisdell-Mulholland land; thence deflecting ninety (90) degrees to the right and easterly in the northerly line of said Blaisdell-Mulholland land fifty-three (53) feet and five and three quarters ($5\frac{3}{4}$) inches to an iron pin; thence deflecting to the right ninety-nine (99) degrees fifty-three (53) minutes and southerly sixty-nine (69) feet, two and one-eighth ($2\frac{1}{8}$) inches to an iron pin in the southerly line of said Blaisdell-Mulholland land; thence deflecting to the right eighty-five (85) degrees, one (1) minute westerly along the southerly line of said Blaisdell-Mulholland land forty-three (43) feet six and three eighths ($6\frac{3}{8}$) inches to an iron pin at the point of beginning. The internal angle at the southwest corner of the above described parcel of land is ninety-four (94) degrees and fifty-four (54) minutes.

Meaning and intending to convey the westerly portion of said Blaisdell-Mulholland land, the easterly boundary of sixty-nine (69) feet and two and one-eighth ($2\frac{1}{8}$) inches of the parcel described as being the new westerly line of the retained Blaisdell-Mulholland lot.

Being the same premises conveyed to me, Elias A. Joseph by H. Dana Mulholland et al by Warranty Deed dated December 20, 1949, recorded in Kennebec Registry of Deeds, Book 890, Page 46, and by H. Dana Mulholland by Guardian's Deed dated December 20, 1949, recorded in said Registry, Book 887, Page 257.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **WATERVILLE WINDOW CO., INC., its successors**

~~heirs~~ and assigns, to ~~it~~ and their use and behoof forever.
And I do ~~covenant~~ with the said Grantee, ~~its successors~~ ~~heirs~~ and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantee, ~~its successors~~ ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **ELIAS A. JOSEPH** and **ANNIE M. JOSEPH**, wife of the said Elias A. Joseph, joining in this deed as

~~XXXX~~

~~husband/wife XXXXXX~~

~~XXXXXX XXX XXXX~~ Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set ~~my~~ our hands and seals this 17th day of the month of October, A.D. 1986.

Signed, Sealed and Delivered
in presence of

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.....
.....

Elias A. Joseph
ELIAS A. JOSEPH
Annie M. Joseph
ANNIE M. JOSEPH
.....
.....

State of Maine, County of Kennebec

BE:

October 17, 19 86.

Then personally appeared the above named

Elias A. Joseph

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

William P. Dubord
William P. Dubord, Esq. Notary Public
Attorney at Law

Printed Name,

RECEIVED KENNEBEC SS.

1986 OCT 21 AM 9:00

RECORDED FROM ORIGINAL

